

City of Tillamook Planning Commission Minutes
October 15th, 2009

I. CALL TO ORDER:

Chairperson Stewart called the special planning commission meeting to order at 7:00 p.m. and announced she would be rearranging the agenda as there is nothing for items II, IV, or V. With no objections from the audience or the commission members there will be Public Hearing only.

Commission Members Present:

Jan Stewart, Chairperson
Howard Harrison, Vice Chairman
Nick Hahn
Ray Jacobs

Commission Member Absent:

Tamra Jacobs

Staff Present:

David Mattison, City Planner
Debbi Reeves, Administrative Assistant

Guests Presents:

Don Hurd, Tillamook Urban Renewal Agency Chairman, 502 Stillwell Ave. Tillamook OR
Mark Gervasi, City Manager, 210 Laurel Ave., Tillamook, OR
Marshall Doak, 1906 A 3rd St, Tillamook, OR

II. HEARINGS OF CITIZENS AND DELEGATIONS: None

III. PUBLIC HEARINGS:

Chairperson Stewart opened the Public Hearing and read the hearing disclosure statement into the record including the 10 day right to appeal. She asked for any conflict, bias or exparte conflict. There was none. She asked **City Planner D. Mattison** to read the staff report and the proposed plan changes for the TURA.

City Planner, D. Mattison mentioned a correction on page 13 of the Plan draft. Item #5 should also include Tax Lot 7700.

Chairperson Stewart asked if there were any changes to the urban renewal boundary and there were none.

H. Harrison asked about Page 10, Item E. **Chairperson Stewart** said this will be addressed later in the meeting. There were no further questions from members.

Applicant: TURA Chairman D. Hurd introduced himself and explained the changes to the Plan. The amendment to the Plan will include potential opportunity sites for development and/or redevelopment by the TURA. He explained what projects the TURA is currently working on.

M. Gervasi then spoke as the Administrator for the TURA and went over the list of potential sites all of which are in the urban renewal boundary.

Chairperson Stewart stated the Planning Commission's involvement in the TURA Plan is to review and recommend any changes to the City Council for final approval. There was a discussion about the properties and possible uses in the future.

M. Gervasi explained the role of the TURA as a financial tool for potential buyers. **D. Hurd** explained why some of the properties were included on the list. There were questions, comments and answers pertaining to historical buildings, downtown development, private investments and the future of downtown Tillamook.

N. Hahn expressed his concern about government ownership of properties and **M. Gervasi** explained the TURA is a financial tool to improve blighted areas and enhance the value of properties for the private sector. As the group was going over the list it was noted the numbers of the listed properties were out of sequence and will be corrected. **M. Gervasi** explained and outlined the process for changes to the Plan and that the next step was to go before City Council.

At this time, **H. Harrison** brought up Item E on page 10 of the Plan pertaining to Pedestrian, Bicycle, and Transit and Parking Improvements. He wondered if the TURA was looking at this.

D. Hurd explained they were not, at this time, but could in the future.

Chairperson Stewart stated the applicant had made their case and asked for any further support. There was none and there was no opposition or neutral testimony. She then closed the Public Hearing. There was no further discussion from the commission.

Chairperson Stewart did mention for the record the language in the Plan could be shored up and that **H. Harrison** could work in an advisory position to the TURA in this area. At this time she announced the Planning Commission has reviewed the proposed changes to the Plan and will make a recommendation to the City Council.

D. Mattison will make the correction to the site numbers and the addition of TL #7700 to the findings.

➤ **H. Harrison** made a motion to amend the findings as presented by staff and recommend approval to the City Council of the proposed TURA Plan Amendment. The motion was seconded by **R. Jacobs**. **Chairperson Stewart** noted she will be a voting member to constitute a quorum. Ayes votes were received by **H. Harrison, R. Jacobs, J. Stewart** and **N. Hahn**. The motion passed unanimously.

Chairperson Stewart advised there is a ten-day appeal period from the date of decision.

D. Hurd mentioned that anytime the Planning Commission would like to meet and discuss changes to the Plan the TURA Board would be willing. **Chairperson Stewart** would like the TURA Plan changes added to the next Planning Commission agenda.

IV. ITEMS OF HIGH PUBLIC INTEREST: None

V: ITEMS OF COMMISSION CONCERN: None

VI: ANNOUNCEMENTS:

D. Mattison announced that November 30, 2009 there will be a Joint City Council, Planning Commission, TURA workshop regarding US 101/OR6 Off Street Parking. It will be held at City Hall at 5:30 pm. The Oregon APA sessions are still online.

VIII: ADJOURNMENT:

With no further discussion or objections, the meeting was adjourned by **Chairperson Stewart** at 8:05 p.m.

Prepared by:

Debbi Reeves,
Administrative Assistant

Approval Acknowledged by:

Jan Stewart, City Planning Commission Chairperson

Date